

ORDINANCE NO. 840607-0

AN ORDINANCE ORDERING A CHANGE IN USE AND HEIGHT AND AREA AND CHANGING THE USE AND HEIGHT AND AREA MAPS ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1981 AS FOLLOWS:

A 2.50 ACRE TRACT OF LAND OUT OF THE JOHN SWESEY SURVEY NO. 506, LOCALLY KNOWN AS 916 CAPITAL OF TEXAS HIGHWAY SOUTH, FROM INTERIM "AA" RESIDENCE, FIRST HEIGHT AND AREA DISTRICT TO "O-1" OFFICE, FIRST HEIGHT AND AREA DISTRICT; SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. CHAPTER 13-2 of the Austin City Code of 1981 is hereby amended to change the USE and HEIGHT and AREA designations from Interim "AA" Residence, First Height and Area District to "O-1" Office, First Height and Area District on the property described in File C14r-83-263, to-wit:

A 2.50 acre tract of land out of the John Swesey Survey No. 506, Travis County, Texas, same being a portion of that 39.75 acre Marshall Tract as described in a Deed recorded in Volume 3977, Page 884 of the Travis County Deed Records; said 2.50 acre tract of land being more particularly described as follows:

BEGINNING at an iron rod found at an angle point in the easterly line of the said 39.75 acre Marshall tract, same being in the westerly line of Loop 360 and the most northerly corner of Lot 1, the Hills of Lost Creek Section Six, a Subdivision of record in Book 77, Page 148 of the Travis County Plat Records;

THENCE, departing the said westerly line of Loop 360 and with the said easterly line of the 39.75 acre Marshall tract, same being the westerly line of the said Lot 1, Hills of Lost Creek Section Six, the following two (2) courses and distances:

1. S 00° 21' 27" E, a distance of 556.58 feet to an iron rod found at an angle point, and
2. S 10° 49' 53" W, a distance of 275.04 feet to an iron pipe found at the southeast corner of the said Marshall tract, same being an interior corner of the said Lot 1;

THENCE, with the south line of the said Marshall tract, same being a north line of the said Lot 1, N 77° 09' 53" W, a distance of 370.00 feet to a point, from which an iron pipe found at an angle point in the said common line bears N 77° 09' 53" W, a distance of 305.97 feet;

THENCE, departing the said common line between the Marshall tract and Lot 1, and crossing a portion of the said Marshall tract, the following twelve (12) courses and distances:

1. N 12° 50' 07" E, a distance of 79.84 feet to a point,
2. N 80° 08' 33" E, a distance of 265.94 feet to a point,
3. N 47° 38' 33" E, a distance of 132.00 feet to a point,
4. N 20° 54' 49" W, a distance of 34.18 feet to a point of curvature;
5. a distance of 76.11 feet along an arc to the left with a central angle of 18° 47' 44" and a radius of 232.01 feet and whose chord bears N 30° 18' 41" W, a distance of 75.77 feet to a point of tangency,
6. N 39° 42' 33" W, a distance of 44.42 feet to a point,
7. N 28° 43' 36" W, a distance of 56.82 feet to a point of curvature,
8. a distance of 165.85 feet along an arc to the left with a central angle of 20° 51' 16" and a radius of 455.66 feet and whose chord bears N 15° 46' 49" E, a distance of 164.94 feet to a point of tangency,
9. N 05° 21' 11" E, a distance of 41.77 feet to a point,
10. N 32° 15' 42" E, a distance of 59.36 feet to a point,
11. N 00° 21' 27" W, a distance of 100.00 feet to a point,
12. N 89° 38' 33" E, a distance of 58.00 feet to the POINT OF BEGINNING and containing 2.50 acres of land,

locally known as 916 Capital of Texas Highway South in the City of Austin, Travis County, Texas.

PART 2. It is hereby ordered that the USE and HEIGHT and AREA maps accompanying Chapter 13-2 of the Austin City Code of 1981 and made a part thereof shall be changed so as to record the change ordered in this ordinance.

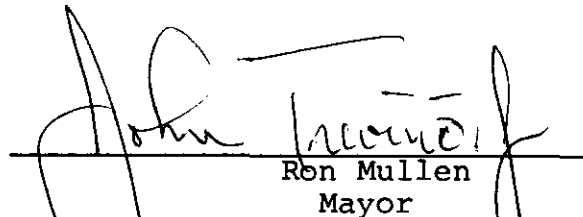
PART 3. That the development of the property herein described shall be accomplished in accordance with the site plan approved by the Planning Commission and attached hereto as Exhibit "A", or as such site plan is subsequently adjusted or modified as provided by subsection 13-2-192(i) of the Austin City Code of 1981. Except to the extent that such site plan is inconsistent therewith, the development and use of the property described herein shall be in accordance with the ordinance of the City of Austin governing the development and use of property in the use, height and area districts established on said property by this ordinance and in accordance with Article VI of Chapter 13-2 of the Austin City Code of 1981.

PART 4. The rule requiring that ordinances shall be read on three separate days is hereby suspended, and this ordinance shall become effective ten (10) days following the date of its passage.

PASSED AND APPROVED

June 7, 1984

X  
X  
X  
X  
X

  
Ron Mullen  
Mayor

APPROVED:   
Paul C. Isham  
City Attorney

ATTEST:   
James E. Aldridge  
City Clerk

WMC:saf

84-0607-0

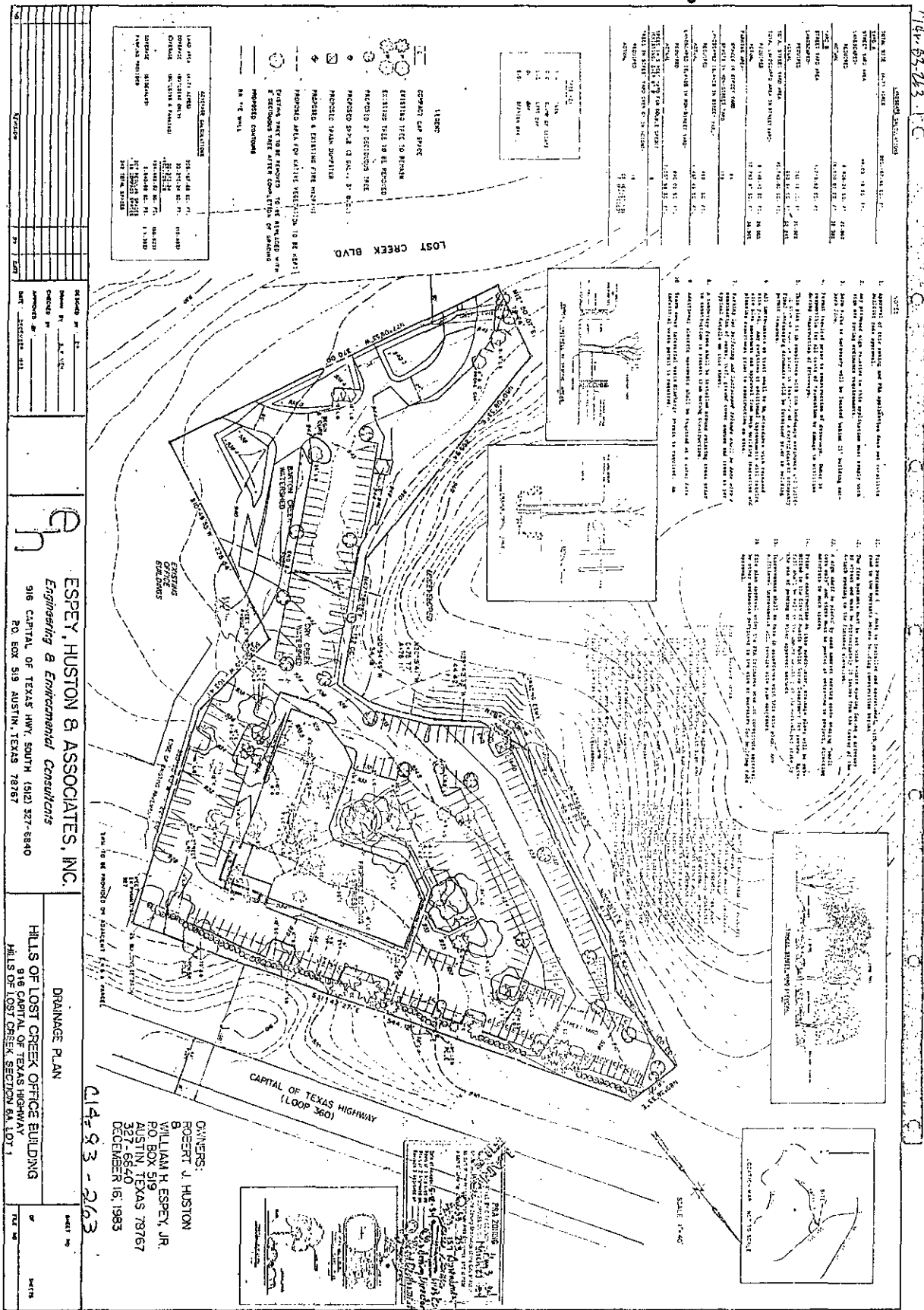


EXHIBIT "A"

# Austin American-Statesman

City of Austin

## AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS  
COUNTY OF TRAVIS

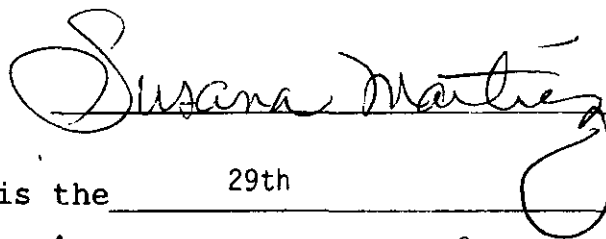
Before me, the undersigned authority, a Notary Public in and for the County of Travis, State of Texas, on this day personally appeared:

Susana Martinez

Classified Advertising Agent of the Austin American-Statesman, a daily newspaper published in said County and State, who being duly sworn by me, states that the attached advertisement was published in said newspaper on the following dates, to wit:

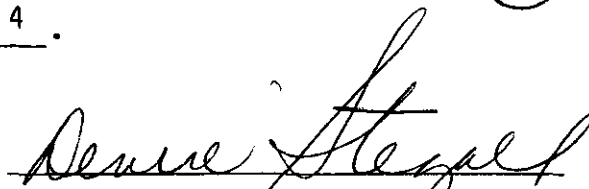
June 29th, 1984

and that the attached is a true copy of said advertisement.



SWORN AND SUBSCRIBED TO BEFORE ME, this the 29th

Day of June A.D. 198 4.



Notary Public in and for  
TRAVIS COUNTY, TEXAS

Denise Stegall

(Type or Print Name)

3/3/86

(My Commission Expires:)

